

COMMISSIONERS APPROVAL

CHILCOTT *gc*

LUND *Bt*

THOMPSON *AT*

TAYLOR (Clerk & Recorder)

Date.....July 27, 2006

Members Present.....Commissioner Betty T. Lund and
Commissioner Alan Thompson

Minutes: Glenda Wiles

Commissioner Greg Chilcott was in Mineral County attending a BREDD and RCEDA meeting during the day.

The Board met for a Request for Commission Action on Roaring Lion Estates Subdivision. Minutes of that meeting are as follows:

Ravalli County Board of County Commissioners (BCC)
Meeting Minutes for July 27, 2006
9:00 a.m.
Commissioners Meeting Room, 215 S. 4th Street, Hamilton, Montana

1. Call to order

Commissioner Lund called the meeting to order at 9:03 AM.

2. BCC and Staff

(A) BCC

Greg Chilcott (Absent)
Alan Thompson (Present)
Betty Lund (Present)

(B) Staff

Benjamin Howell

3. Public Meeting

(A) Roaring Lion Estates (Anderson) Minor Subdivision and Subdivision for Lease or Rent on Lot 4 with Three Variance Requests

(i) Board action on the Variance Requests and Subdivision Proposal

(a) Board Decision

Commissioner Thompson made a motion to **approve** variance request from Section 5-5-5(a) based on the findings of fact and conclusions of law in the staff report as amended herein, and subject to the conditions in the staff report, as amended. He continued to move to **approve** the variance request from Section 5-5-6(a) based on the findings of fact and conclusions of law in the staff report, as amended, and subject to the conditions in the staff report, as amended herein, and motioned to **approve** the variance request from Section 5-2-2(c)(3) based on the findings of fact and conclusions of law in the staff report as amended, and subject to the conditions in the staff report, as amended herein.

Commissioner Thompson also motioned to **approve** the Roaring Lion Estates Minor Subdivision and Subdivision for Lease or Rent based on the findings of fact and conclusions of law in the staff report as amended, and subject to the conditions in the staff report with the following amendments:

1. Condition 11 shall state that the \$500 per lot contribution to the Fire District shall be for Lots 2-4.
2. Condition 13 shall state that the applicant shall place an encumbrance of \$250 per lot, for Lots 2-4, to the Hamilton School District due upon the first conveyance of each lot, including lease or rent, on the final plat.
3. Condition 15 shall be amended to state the following: A statement shall be added to the Covenants in Condition 2 requiring all future lot owners shall maintain a low fire hazard rating on their property through the necessary vegetation reduction, as shown in Figure 5-5-2 of the Ravalli County Subdivision Regulations. (The protective covenants filed with the final plat shall include Figure 5-5-2 as an exhibit.)

Commissioner Lund seconded the motion and the Commissioners voted 2-0 to **approve** the motion.

In other business the Board met to discuss the possibility of involving themselves in a NEA (National Endowment for the Arts) Community Design Grant. Present were

Planning Director Karen Hughes, Civil Counsel James McCubbin, Administrative Director Skip Rosenthal and Citizen Kris Komar. No decisions were made at this time.

The Board met briefly with Office of Emergency Management Director Ron Nicholas to discuss the continued hot dry weather and the Stage II Fire Restrictions that are to be put into place Monday, July 31st at 00:01 a.m. Commissioner Thompson made a motion to adopt Resolution No. 1949 which rescinds Resolution No. 1945, and follows the Forest Service Stage II Restrictions. Commissioner Lund seconded the motion and all voted "aye".

A public hearing was held at the Darby Public Library at 101 ½ S. Marshall Street in Darby. The purpose of this public hearing was to take public comment on a Resolution of Intent to Create a Park District (Resolution No. 1881) and a proposed Resolution to create a Darby Park District.

Present at this hearing were Commissioners Lund and Thompson, Citizens Deborah Rogala, Debbie Fehrs and Lisa Powell.

Commissioner Lund called the meeting to order at 7:00 p.m. by reading the Notice of Public Hearing to Create a Darby Park District.

Public comment was called for. The three citizens present indicated they were in favor of the district.

Commissioner Lund then closed the public comment and called for Board discussion. It was noted that earlier in the day Commissioner Lund visited with Debbie Reesman of the Department of Revenue and found out the taxes on a \$100,000 home would be \$20.14 and a \$200,000 home would be \$40.88 at the current taxable valuation. Both Commissioners Lund and Thompson stated their support for this district and were pleased that the citizens would step forward with the necessary work to begin creation of the district.

Commissioner Thompson made a motion to create the park district as follows:

- The boundaries of the district shall be the boundaries of the Darby School District as it appears in the Clerk & Records Office as defined and described in attached Exhibit A;
- The proposed mill levy to be levied on property owners within the District or the proposed maximum fee on each household within the proposed district for the operation of the district will be a levy of 10 mills;
- The proposed number of members of the county park district Commission will be five (5), with the initial commission appointed by the BOARD OF COUNTY COMMISSIONERS and then each vacancy filled by election as specified in MCA 7-16-2421;
- And further that the issue be placed on the November 7, 2006 General Election as a special ballot issue as per MCA 7-16-2411(7)(d).

Commissioner Lund seconded the motion and all voted "aye".
The hearing was adjourned at 7:15 p.m.